

**MARKED AGENDA
ZONING REVIEW BOARD
DECEMBER 13, 2007
6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

NEW CASES:

1. **Z-07-106**-An ordinance to rezone from the R-5 (Two-Family Residential) District to the MR-3 (Multifamily Residential) District, property located at **1463 LaFrance Street, N.E.**, fronting approximately 126 feet on the southwesterly side of LaFrance Street beginning approximately 145 feet from the western intersection of Mayson Avenue. Depth: approximately 145 feet. Area: approximately 1.23 acres. Land Lots 209 and 210, 15th District, DeKalb County, Georgia.
OWNER: CONVERGE REAL ESTATE, LLC.
APPLICANT: BRENDA BASS.
NPU-O COUNCIL DISTRICT 5
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60 DAY DEFERRAL – FEBRUARY 2008
ZRB RECOMMENDATION: 90 DAY DEFERRAL – MARCH 2008

DEFERRED CASES:

2. **Z-07-65**-An Ordinance to rezone from the C-1 (Community Business), C-1-C (Community Business-Conditional), R-3 (Single family Residential), and R-4 (Single family Residential) Districts to the MRC-2 (Mixed Residential-Commercial) District, property located at **2865 Campbellton Road, S.W.**, fronting approximately 370 feet along the south side of Campbellton Road and approximately 243. 79 feet on the east side of Dodson Drive. Depth: varies. Area: approximately 5.4 acres. Land Lots 199 and 218. 14th District, Fulton County, Georgia.
OWNER: THE LION'S GROUP, INC.
APPLICANT: THE LION'S GROUP, INC.
NPU-R COUNCIL DISTRICT 11
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL
3. **Z-07-70**-An Ordinance to rezone from the C-1 (Community Business) District and R-LC (Residential Limited-Commercial) District to the C-2 (Commercial Service) District, property located at **305, 309, 315, 321, Pharr Road, N.E. and 2985, 2989, 2991 North Fulton Drive, N.E. and 2990 and 2996 Grandview Avenue, N.E.** Property is located approximately 175 feet on the west side of Grandview Avenue, approximately 285 feet on the east side of North Fulton Drive and approximately 285 feet on the south side of Pharr Road. Depth: varies. Area: approximately 2.25 acres. Land Lot 60. 17th District, Fulton County, Georgia.
OWNER: ROBERT C. LOUDERMILK
APPLICANT: CALEB RACICOT (on behalf of Boss Properties, LLC)
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 60 DAY DEFERRAL – FEBRUARY 2008
ZRB RECOMMENDATION: 60 DAY DEFERRAL – FEBRUARY 2008

6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR

4. **U-07-24**-An Ordinance by Zoning Committee granting a Special Use Permit for a Hotel (Section 16-13.005 (1) (g)) for property located at **2909, 2915 and 2919 Peachtree Road, N.E. and 3 and 5 Peachtree Avenue, N.E.**, fronting approximately 325 feet on the south side of Peachtree Avenue and approximately 180 feet on the east side of Peachtree Road. Depth: varies. Area: approximately 1.59 acres. Land Lot 100. 17th District, Fulton County, Georgia.
OWNER: LEON WILLIAMS, CLAIRE O'NEILL AND BUCKHEAD JOINT VENTURE-A GEORGIA TENANCY-IN-COMMON
APPLICANT: KENNEDY CAPITAL GROUP, LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90 DAY DEFERRAL – MARCH 2008
ZRB RECOMMENDATION: 90 DAY DEFERRAL – MARCH 2008
5. **Z-07-91**-An Ordinance by Zoning Committee to rezone property from the RG-2 (Residential General-Sector 2) District and C-3 (Commercial Residential) District to the C-3 (Commercial Residential) District for property located at **2909, 2915 and 2919 Peachtree Road, N.E. and 3 and 5 Peachtree Avenue, N.E.**, fronting approximately 325 feet on the south side of Peachtree Avenue and approximately 180 feet on the east side of Peachtree Road. Depth: varies. Area: approximately 1.59 acres. Land Lot 100. 17th District, Fulton County, Georgia.
OWNER: LEON WILLIAMS, CLAIRE O'NEILL AND BUCKHEAD JOINT VENTURE-A GEORGIA TENANCY-IN-COMMON
APPLICANT: KENNEDY CAPITAL GROUP, LLC.
NPU-B COUNCIL DISTRICT 7
NPU RECOMMENDATION: DEFERRAL
STAFF RECOMMENDATION: 90 DAY DEFERRAL – MARCH 2008
ZRB RECOMMENDATION: 90 DAY DEFERRAL – MARCH 2008
6. **Z-07-77**-An Ordinance to rezone from the SPI-16 Sub Area 2 (Midtown Special Public Interest) District to the SPI-16 Sub Area 2 Transition Area (Midtown Special Public Interest), property located at **207, 211, 219, 223 and 225 13th Street, N.E.**, fronting approximately 208 feet on the south side of 13th Street beginning 408.87 feet from the southwest corner of Piedmont Avenue. Depth: approximately 178 feet. Area: 0.854 acres. Land Lot 106. 17th District, Fulton County, Georgia.
OWNER: 13TH STREET HOLDINGS, LLC./FREDERICK LEWIS, PAUL PATTERSON.
APPLICANT: 13TH STREET HOLDINGS, LLC.
NPU-E COUNCIL DISTRICT 6
NPU RECOMMENDATION: DENIAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

7. **Z-07-104**-An Ordinance by Zoning Committee to rezone from the RLC/HD20L - SA1 (Residential - Light Commercial, Inman Park Historic District – Subarea 1)/Beltline district to the C-1/HD20L – SA1 (Community Business, Inman Park Historic District – Subarea 1)/Beltline, for property located at **715 Edgewood Avenue, NE**, fronting approximately 38 feet on the south side of Edgewood Avenue and fronting approximately 100 feet on the east side of Krog Street. Property is located at the intersection of Edgewood Avenue and Krog Street. Depth: varies. Area: approximately 0.087 Acres. Land Lot: 20, 14th District, Fulton County, Georgia
OWNER: SARITA M. HANNAH
APPLICANT: SARITA M. HANNAH
NPU-N COUNCIL DISTRICT 2
NPU RECOMMENDATION: APPROVAL CONDITIONAL
STAFF RECOMMENDATION: APPROVAL CONDITIONAL
ZRB RECOMMENDATION: APPROVAL CONDITIONAL

END OF AGENDA